



105,752 SF \pm WAREHOUSE

4665 HOLLINS FERRY ROAD | HALETHORPE, MARYLAND 21227

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 105,752 SF \pm warehouse available immediately
- Prime user opportunity (*Owner would also lease back up to 12 months*)
- 9,345 SF \pm mezz. office space (elevator served)
- 11 loading docks and 1 drive-in (ramped)
- Heavy power
- Excellent access to I-695, I-95 and I-295
- Convenient to the Port of Baltimore

BUILDING SIZE:

105,752 SF \pm

LOT SIZE:

5.10 ACRES \pm

CLEAR HEIGHT:

24' \pm

DOCKS:

11

DRIVE-INS:

1 (RAMPED)

SPRINKLER:

WET

ZONING:

MH 1M (MANUFACTURING, HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]



AERIAL / PROPERTY SPECS



DRIVE-IN



DOCK

HOLLINS FERRY RD

ACTIVE CSX RAIL LINE

CSX RAIL SPUR
ABILITY TO ACTIVATE

6 EXISTING RAIL DOCKS



Parcel ID	13-00000884 0109/0013/0453
Site Size	5.10 Acres ±
Building Size	105,752 SF ±
Office Space	9,345 SF ± (Mezzanine)
Year Built	1972
Stories	1 (+ Mezz. Office)
Construction	Masonry
Clear Height	24' ±
Columns	31' x 45' / 42.66' x 35'
Loading Docks	9 in front; 2 in rear
Drive-Ins	1 (ramped; rear of building)
Power	Two (2) 2,000 Amp 480V Electric Services coming into building (only 1 currently being used)
Lighting	LED
Rail Docks	6
Rail Line	CSX
Zoning	MH IM (Baltimore County, MD)

MH (Manufacturing, Heavy) Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging, or processing of goods and services. **Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria. **Typical Uses Permitted by Special Exception:** Landfill, junk yard, truck stop and trucking facility.

IM (Industrial, Major District) Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM. **Typical Uses Permitted by Right:** Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barber-shops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns. **Typical Uses Permitted by Special Exception:** Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.

POTENTIAL **LEASE BACK** SCENARIO

Owner would consider a lease back of either the entire property (105,752 SF) or 44,490 SF in rear of building for up to 12 months.

LEASE BACK SCENARIO A: **105,752 SF**

LEASE BACK SCENARIO B: **44,490 SF**

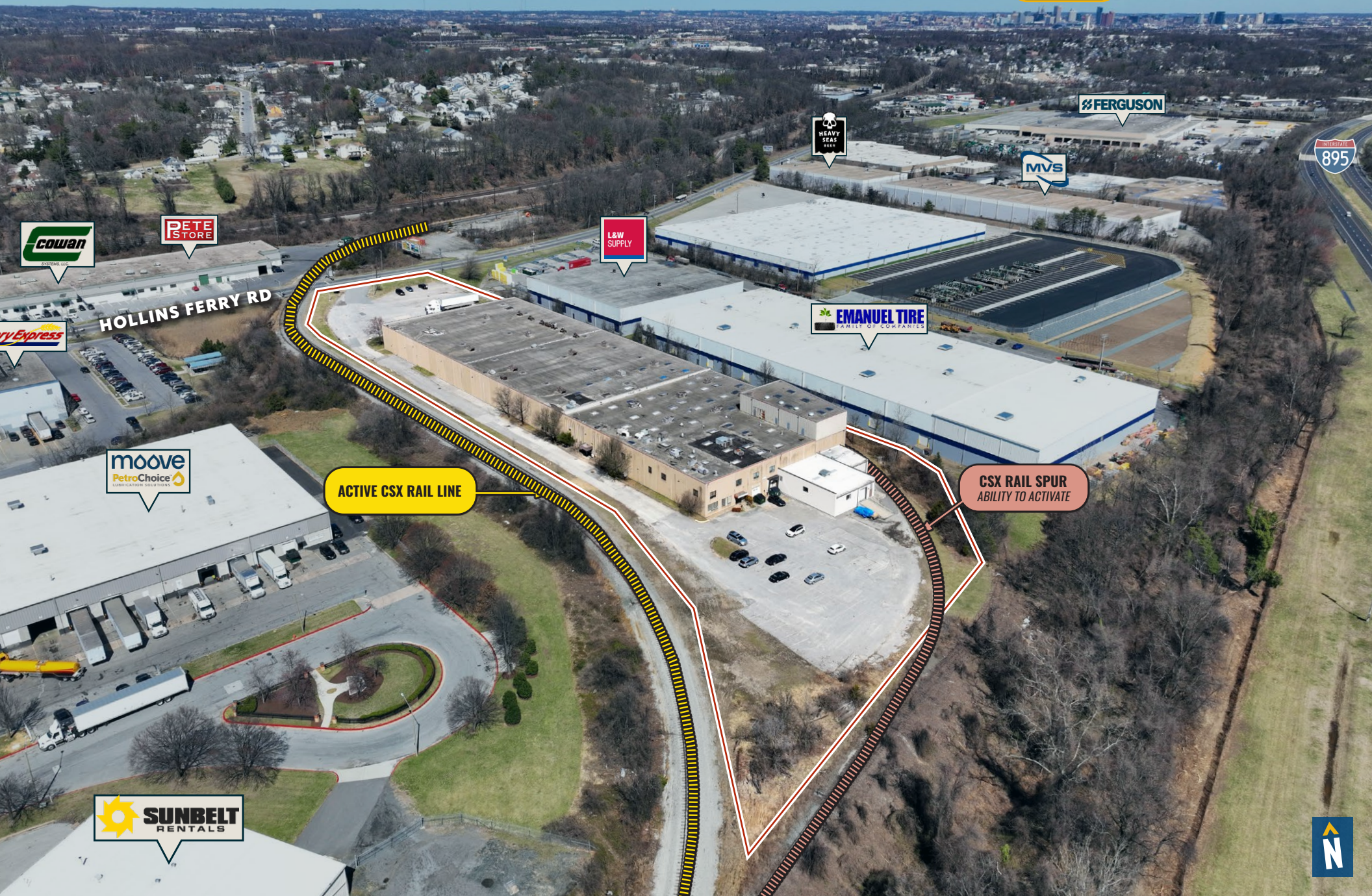


ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.9 MILES
1 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 5.4 MILES
7 MIN. DRIVE

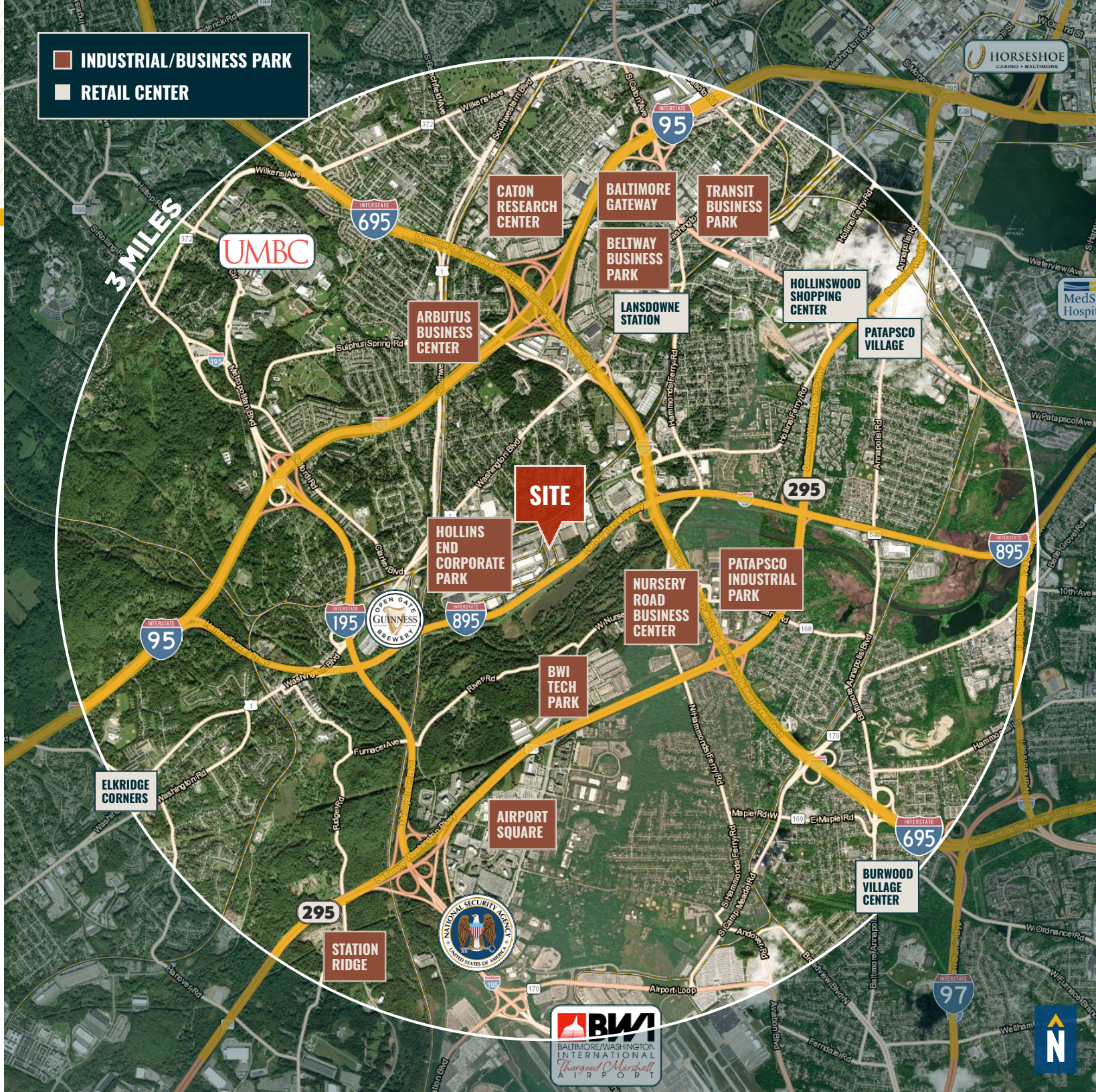
 6.1 MILES
8 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 7.8 MILES
12 MIN.

WASHINGTON, DC 34.2 MILES
40 MIN.

PHILADELPHIA, PA 108.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 143.0 MILES
2 HRS. 10 MIN.



FOR MORE INFO **CONTACT:**



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com

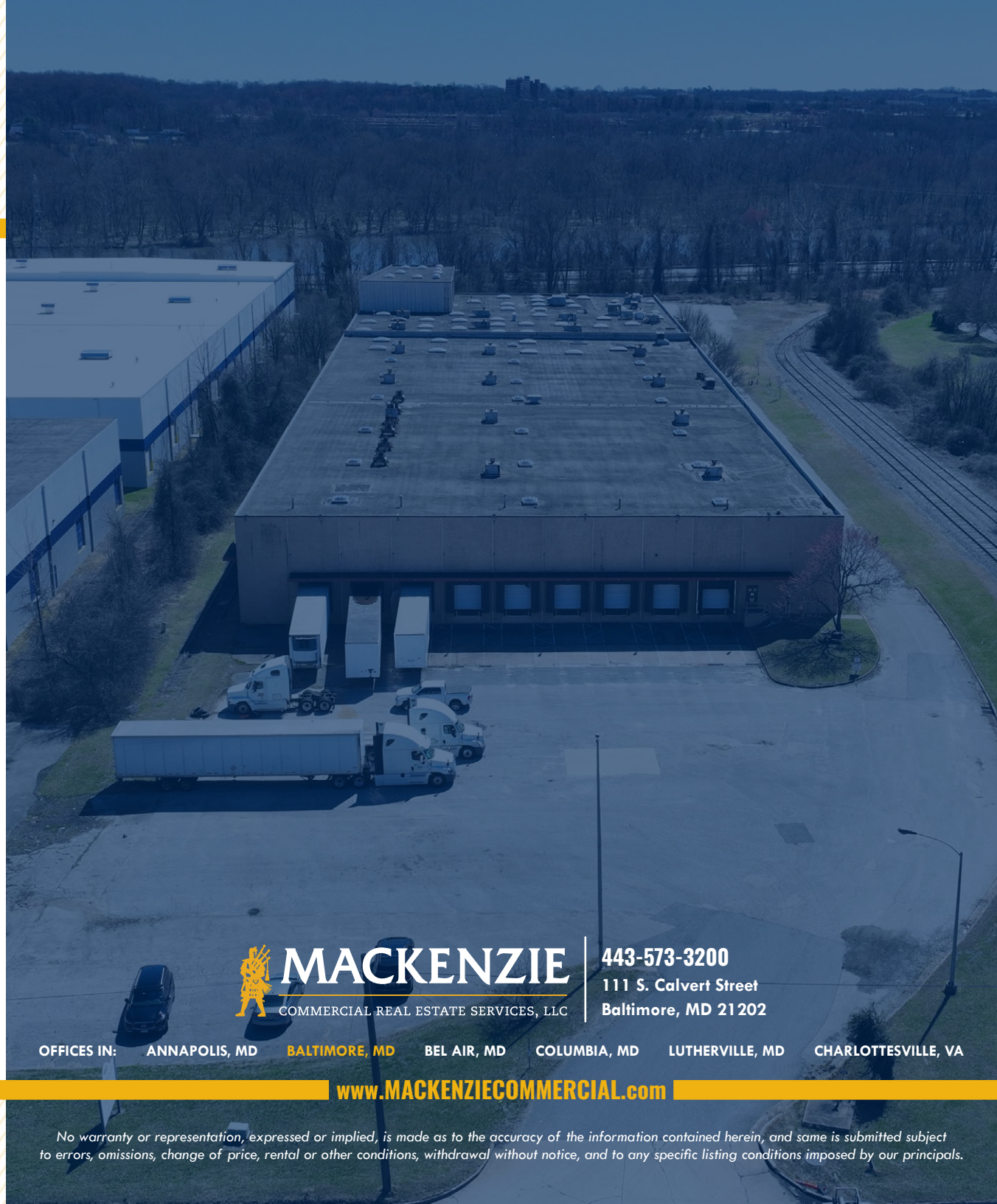


ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

**111 S. Calvert Street
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.